

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners, by Benjamin Bronstein, Esquire, appeared and testified. Joseph Suley, Assistant Real Estate Manager for McDonalds Corporation, Contract Lessee, and Peter Preitag, Architect for McDonalds, appeared, testified, and were represented by E. Harrison Stone, Esquire. Also appearing on behalf of the Petition was J. Strong Smith, Registered Professional Engineer, with G. W. Stephens, Jr. & Associates, Inc. There were no Protestants.

Testimony indicated that the subject property, known as 6502 Security Boulevard, consists of 1.05 acres zoned B.M., is the site of a former Hardee's fast food restaurant, which has been out of operation since 1986 as a result of a fire. The property is currently an eyesore. Petitioners have entered into a contract to lease the subject property to McDonalds Corporation for purposes of establishing a McDonalds restaurant at this location. Testimony indicated the property was the subject matter of previous Case No. 89-30-A in which a variance was granted to permit 50

parking spaces in lieu of the required 82 spaces. At the time of that hearing, McDonalds had design plans for a one-story building. Testimony presented in the instant case indicated Baltimore County has requested that McDonalds redesign the building to stay within the previous footprint of the former Hardees building as the property is located within the 100 year flood plain. Testimony presented by Mr. Freitag indicated that in order to comply with this request and construct a building to meet their needs, a two story building is necessitated. Mr. Freitag testified that while the parking requirements are greater due to the increased square footage of the proposed building, the actual seating capacity is less than that originally proposed for the one-story building. He testified that a number of spaces will be consumed by the construction of two bathrooms, one on the first floor and another on the second floor, and the double stairways to the second floor which are needed to meet Code requirements. McDonalds requested the incorporation of the earlier testimony regarding the sufficiency of the proposed 50 parking spaces to meet the needs of their operation. Testimony presented at the earlier hearing indicated that Petitioners estimate a minimum 37% of its customers will be drive-through with a high percentage of walk-in customers due to the fact that the Social Security Administration complex is located across the street from the subject site and a high school exists within walking distance at the rear of the property. Further, as a result of studies performed, McDonalds' experience in the Baltimore Metropolitan Area indicates the average number of parking spaces in use at any given time is 38 spaces. In view of the facts presented, the Petitioners argued that they would suffer undue hardship if strict compliance with the zoning regulations were required.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of September, 1989 that the Petition for Zoning Variance to permit 50 parking spaces in lieu of the required 98 spaces, and to permit 6 stacking spaces in lieu of the required 7, of which 4 spaces are to be located behind the Order Board in lieu of the required 5, in accordance with Petitioner's Exhibit 1, be and 's hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If the Order is reversed, Petitioner will be required to return, and be responsible for returning, said property to its original condition.
- 2) The variances granted herein are contingent upon Petitioner's compliance with all Zoning Plans Advisory Committee comments, including, but not limited to, the Office of Planning comments dated September 19, 1999.
- 3) Landscaping for the subject property shall at a minimum meet the requirements of the Baltimore County Landscaping Manual and shall include that proposed by the Office of Planning as set forth in the exhibit attached to their September 19, 1999 comments.

*Ann M. Nastarowicz*  
ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING

AMN:bjs

**MICROFILMED**

- 4

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.6(A)(2) to allow 50 parking spaces in lieu of the required 98 spaces, and from 409.10.A to permit 6 stacking spaces in lieu of the required 7, of which 4 spaces are to be behind the order board in lieu of the required 5.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Site too small to comply with existing Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

1, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Lessee(s):  
Charlotte Patterson  
 McDonald's Corporation  
 (Type or Print Name)  
 By: David Matyskiw  
 (Type or Print Name)  
David Matyskiw, Reg. V.F.  
 Signature  
 3015 Williams Drive  
 Address  
 Fairfax, Virginia 22031  
 City and State  
 Attorney for Petitioner:  
 E. Harrison Stone  
 (Type or Print Name)  
E. Harrison Stone  
 Signature  
 Suite 600  
 102 W. Pennsylvania Avenue  
 Address  
 Towson, Maryland 21204  
 City and State  
 Attorney's Telephone No. (301) 823-1800

Legal Owner(s):  
 Meadows Park Limited Partnership  
 (Type or Print Name)  
 By: Howard Flax  
 Signature  
 Howard Flax, General Partner  
 (Type or Print Name)  
 Signature  
 6500 Rock Spring Drive  
 Suite 302 (301) 530-9667  
 Address Phone No.  
 Bethesda, Maryland 20817  
 City and State  
 Name, address and phone number of legal owner, con-  
 tract purchaser or representative to be contacted  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Name  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12 day

ORDERED BY THE Zoning Commission of Baltimore County, Maryland, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers, of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 26 day of Sept, 1987, at 11 o'clock.

*J. Robert Haines*  
Zoning Commissioner of Baltimore County  
(over)

**GWS**  
**GEORGE WILLIAM STEPHENS, JR.**  
**AND ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**  
 GEORGE WILLIAM STEPHENS, JR.

June 27, 1985

ZONING DESCRIPTION FOR  
MCDONALD'S CORPORATION SITE  
AT 6502 SECURITY BOULEVARD  
ELECTION DISTRICT NO. 1  
BALTIMORE COUNTY, MARYLAND

Beginning for the same along the northerly side of Security Boulevard (120 feet wide), distant the two following courses and distances from the centerline of Woodlawn Drive:

South 86° 55' 32" East 251.81 feet, thence by a curve to the right having, a radius of 2,320 feet, an arc length of 81.86 feet, said curve being subtended by a chord bearing South 86° 00' 01" East 81.86 feet to said point of beginning thence leaving said Security Boulevard and running,

1. North 67° 54' 30" East 541.34 feet, thence,
2. South 09° 03' 37" West 125.64 feet, thence,
3. North 81° 08' 32" West 96.69 feet, thence,
4. South 20° 42' 20" West 149.80 feet to intersect said northerly side of Security Boulevard, thence along same, the two following courses and distances,
5. North 81° 14' 14" West 164.50 feet, thence by a curve to the left having,
6. A radius of 2,520.00 feet, an arc length of 172.01 feet, said curve being subtended by a chord bearing North 83° 05' 59" West 171.98 feet to the point of beginning...containing 45,654.25 square feet or 1.0481 acres of land, more or less.

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED IN AGREEMENTS OR CONVEYANCES)

PLEASE PRINT CLEARLY

**PETITIONER(S) SIGN-IN SHEET**

MICROFILMED

| NAME                             | ADDRESS                                   |
|----------------------------------|---|
| JOE SQUIRY - Another Eshee Alley | 102 W. N. Ave<br>Altoona PA 16804         |
| JOHN BROOKHUIS                   | 8950 SHAWNEE BLVD<br>COLUMBIA, MD 21045   |
| PETER FREITAS Architect          | 5205 Sycamore Ave<br>Harrisburg, PA 17110 |
| J. STROM SMITH Engineer          | 303 ALLEGHENY AVE<br>TOWSON, MD 21204     |

**Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353**

**J. Robert Haines  
Zoning Commissioner**

August 11, 1989

**J. Robert Haines**  
Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
CASE NUMBER: 90-109-A  
N/S Security Blvd., 251' E of c/l of Woodland Drive  
6502 Security Boulevard  
1st Election District - 2nd Councilmanic  
Legal Owner(s): Meadows Park Limited Partnership  
Lessee: McDonald's Corporation  
SURRENDER AGREEMENT 26, 1988 at 11:00 a.m.

Variances: To allow 50 parking spaces in lieu of the required 88 spaces and to permit 5 stacking spaces in lieu of the required 7, of which 4 spaces are to be behind the order board in lieu of the required 5.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

JRH:gs

cc: Meadows Park Limited Partnership  
McDonald's Corporation  
E. Harrison Stone, Esq.  
File



Baltimore County  
Zoning Commission  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3553

J. Robert Haines  
Zoning Commissioner

DATE 9-7-89

McDonald's Corporation  
3205 Williams Drive  
Fairfax, Virginia 22031

ATTN: DAVID MATSYN

Re: Petition for Zoning Variance  
CASE NUMBER: 90-109-A  
N/S Security Blvd., 251' E of c/l of Woodlawn Drive  
5502 Security Boulevard  
1st Election District - 2nd Councilmanic  
Legal Owner(s): Meadows Park Limited Partnership  
Lessee: McDonald's Corporation  
HEARING SCHEDULED: TUESDAY, SEPTEMBER 19, 1989 at 11:00 a.m.

Denise F. Rasmussen  
County Executive

PLEASE be advised that \$ 89.94 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before the hearing. It is scheduled to begin.

BALTIMORE COUNTY, MARYLAND No. 077298  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE 9/26/89 ACCOUNT 90-109-A  
AMOUNT \$ 89.94  
RECEIVED FROM McDonald's  
FOR 90-109-A  
B 048\*\*\*\*\*0547a \$265

MICROFILMED

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

90-109-A

Date of Posting September 5, 1989

District 1st

Posted for: Variance

Petitioner: Meadows Park Limited Partnership

Location of property: N/S Security Blvd. 251' E of c/l of Woodlawn Drive 5502 Security Blvd.

Location of Sign: North side of Security Blvd. in front of subject property

Remarks: S. J. Brata

Posted by: S. J. Brata

Date of return: September 8, 1989

Number of Signs: 1

CERTIFICATE OF PUBLICATION  
TOWSON, MD. August 31, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 31, 1989.

THE JEFFERSONIAN

MICROFILMED S. Zehe Delmar

PO 16264  
no 134152  
no 90-109-A  
price \$43.34

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 31, 1989.

THE JEFFERSONIAN

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: September 19, 1989

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Item 581 Zoning Petition No. 90-109A  
Meadows Park Ltd. Partnership

The Petitioner requests a Variance for a reduction in the number of required parking and stacking places.

In reference to this request, staff offers the following comments:

- A CRG hearing is required due to the fact that the building size will be increased.
- A landscape plan must be submitted for approval prior to the issuance of any building permits.
- A note shall be included on the landscape plan indicating that any landscaping provided in the public right-of-way shall be maintained by the property owner.

Please note that an attached overlay has been submitted which outlines two areas that staff feels should be landscaped.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

PK/JL/pat

rec. ltr sent letter  
Comments 9/20/89 jml

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Baltimore County  
Fire Department  
320 York Road  
Towson, Maryland 21204-2686  
(301) 887-4500

Paul H. Redman  
Chief

JULY 19, 1989

7. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: MCDONALD'S CORPORATION  
Location: N/S OF SECURITY BLVD.  
Item No.: 581 Zoning Agenda: JULY 11, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

- Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: C. J. [Signature] Noted and Approved  
Planning Group [Signature] Fire Prevention Bureau  
Special Inspection Division

JK/KEK

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BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

7/14/89  
Date

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 581. Zoning Advisory Committee Meeting of July 11, 1989

Property Owner: Meadows Park Limited Partnership

Location: N/S OF SECURITY BLVD District: 1

Water Supply: Metro Sewage Disposal: Metro

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Water Quality Monitoring Section, Bureau of Regional Community Services, for their review and approval.
- ( ) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, sauna, whirlpool, hot tub, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- ( ) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- ( ) Soil percolation tests, have been \_\_\_\_\_, must be \_\_\_\_\_ conducted.
- ( ) The results are valid until \_\_\_\_\_.
- ( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test ( ) shall be valid until \_\_\_\_\_.
- ( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- ( ) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- ( ) Others \_\_\_\_\_

MICROFILMED

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
(301) 887-3554

RECEIVED  
AUG 3 1989

ZONING OFFICE

July 31, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, MD 21204

Denise F. Rasmussen  
County Executive

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 515, 574, 575, 576, 577, 578, 579, 580, 581 and 582.

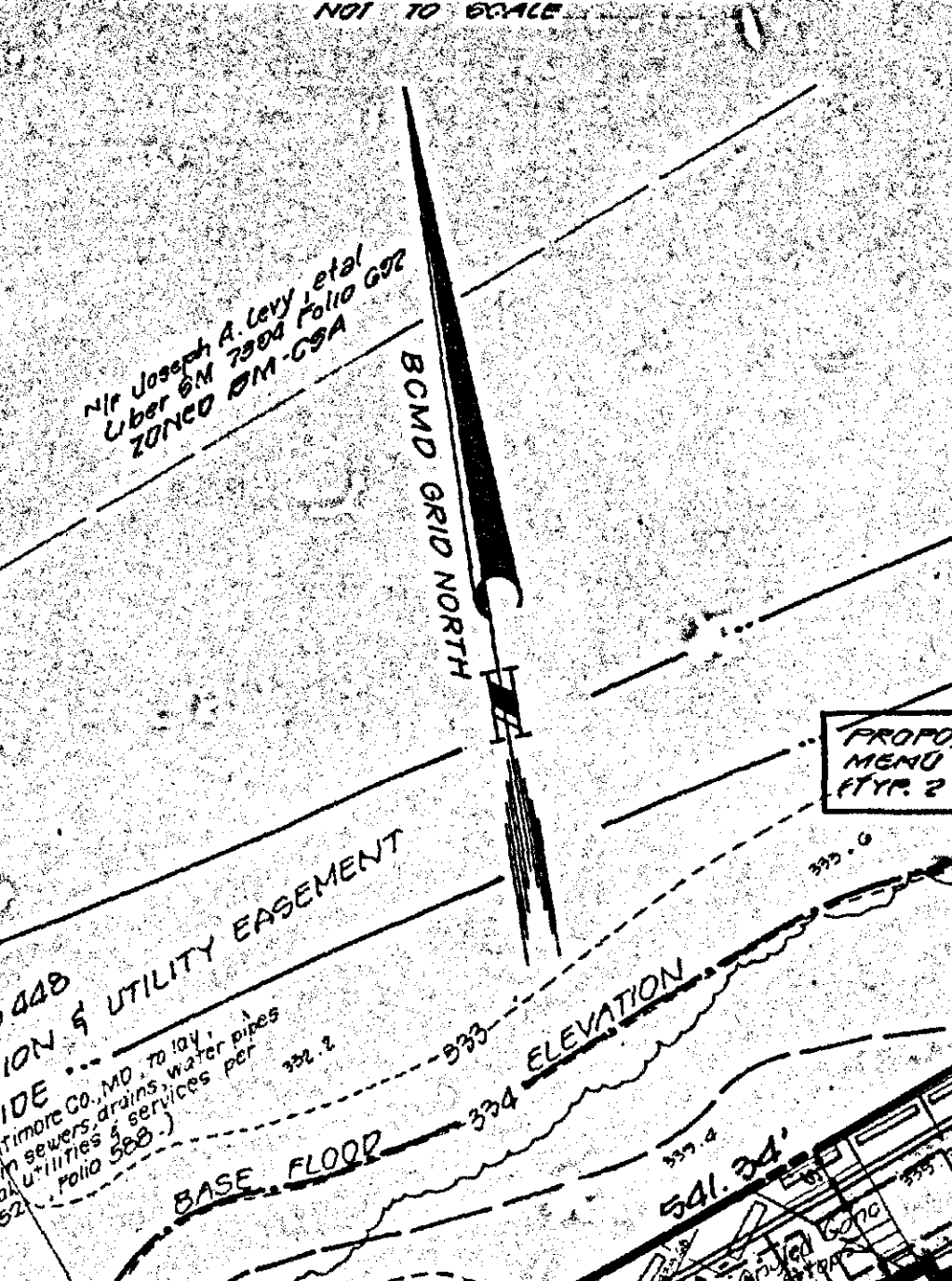
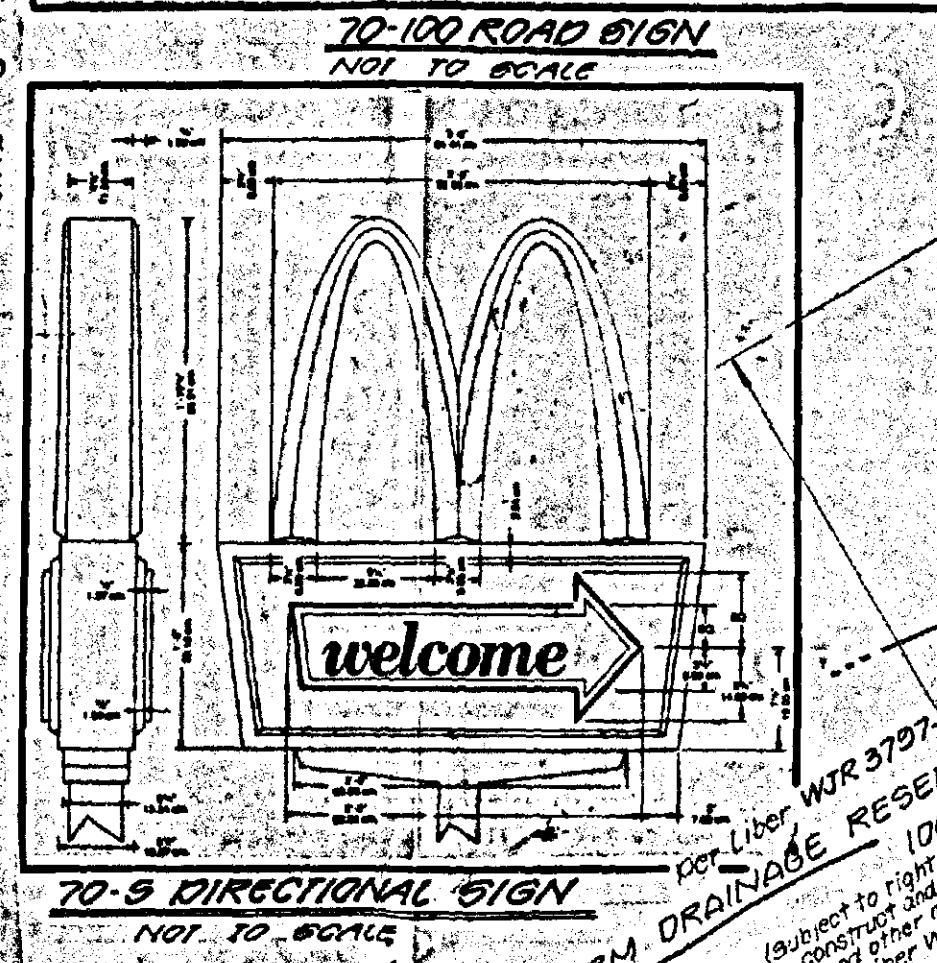
Very truly yours,  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF/lab

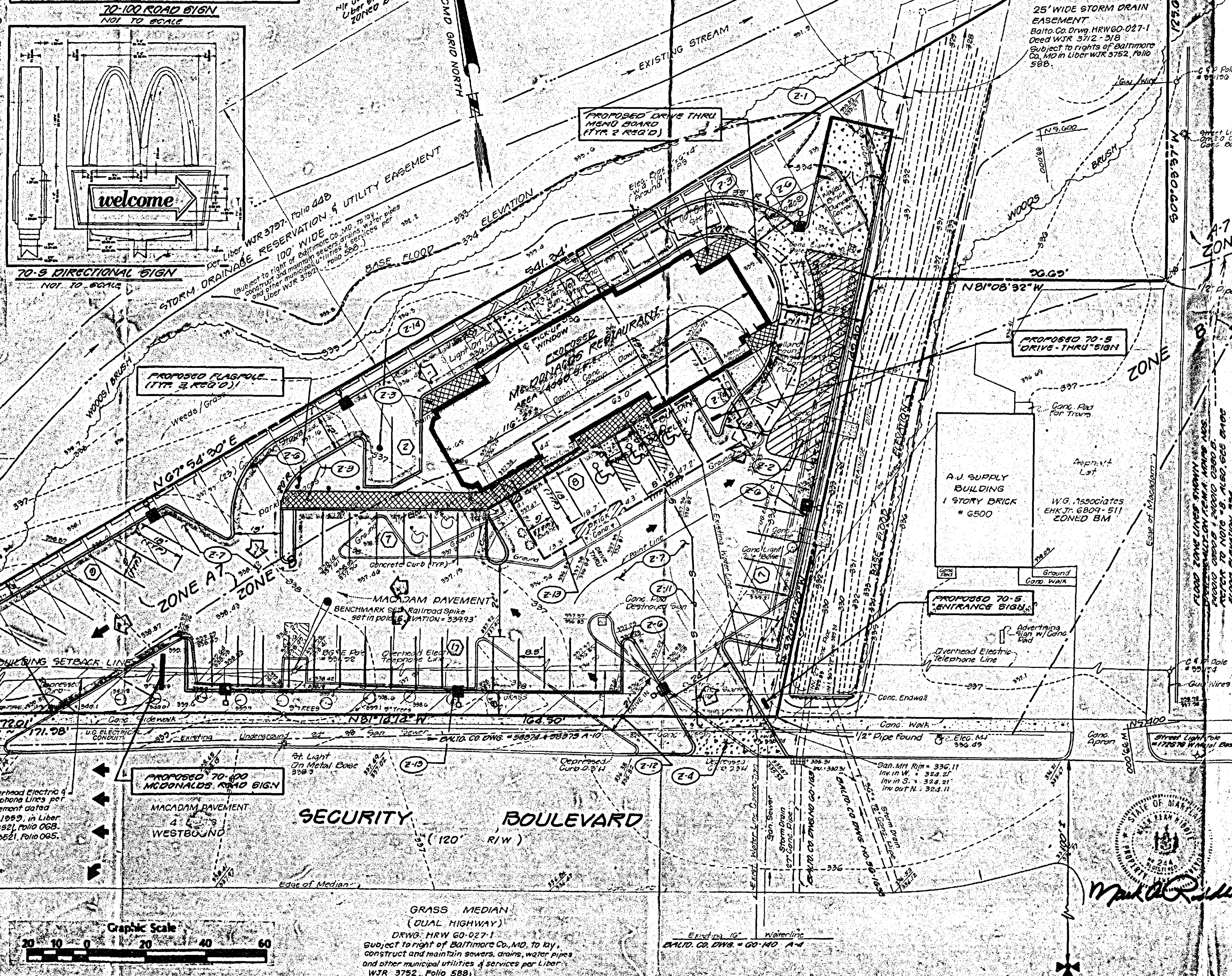
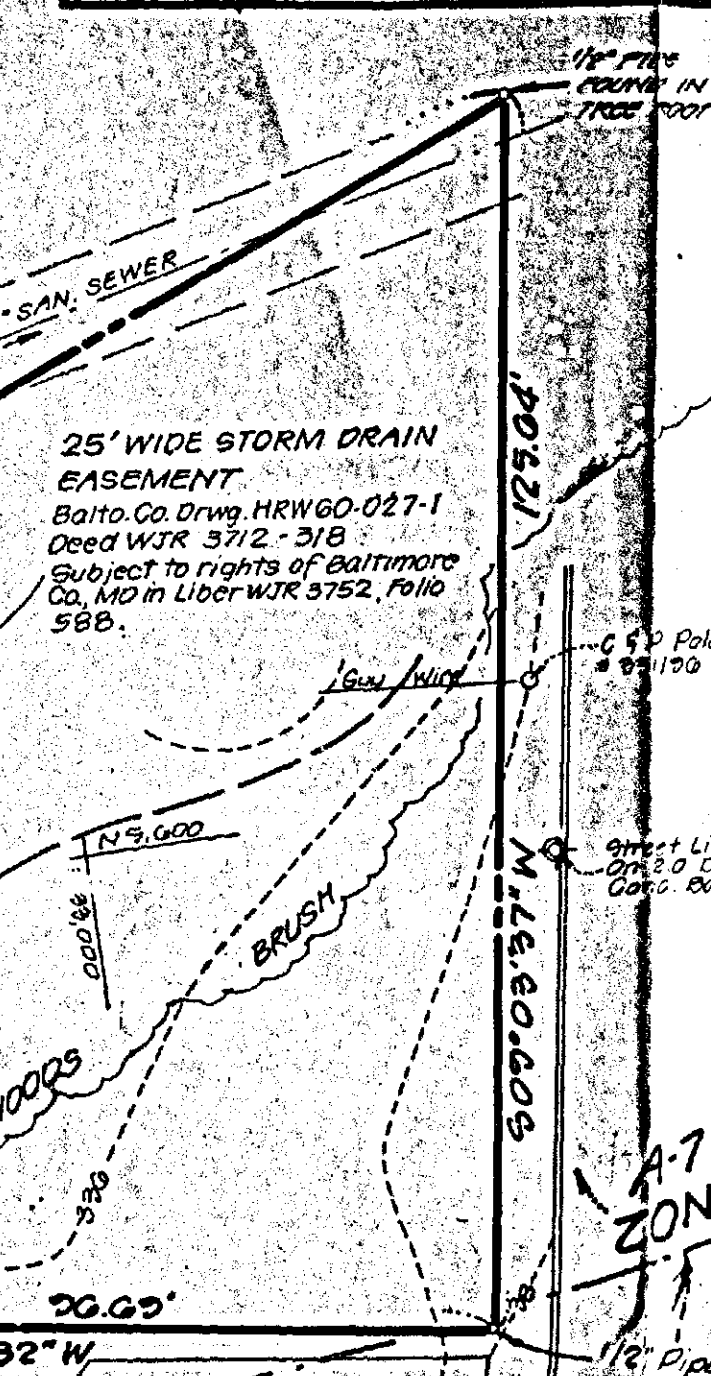
MICROFILMED



1. HEADINGS AND COORDINATES AS SHOWN HEREIN ARE BASED ON THE BALTIMORE COUNTY METROPOLITAN DISTRICT, 50101 MERIDIAN, AS REFERENCED FROM TRAVESER STATION 10.  
 1.00044 NORTH 0.339,73 WEST 33.790,60  
 107971 NORTH 0.407,06 WEST 33.754,16  
 2. ELEVATIONS AS SHOWN HEREIN ARE BASED ON BENCHMARK ON TRAVESER STATION NO. 1-00044, WHICH IS A BENCHMARK DISC IN THE WEST CURB OF THE MEDIAN STRIP ALONG THE SOUTH SIDE OF SECURITY BOULEVARD AND WOODLAWN DRIVE.  
 ELEVATION = 341.256 FEET.  
 3. UTILITIES AND OTHER STRUCTURES AS SHOWN HEREIN HAVE BEEN LOCATED BY ACTUAL FIELD INSPECTIONS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION RECEIVED. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO THE START OF WORK.  
 4. LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER, AND SANITARY SEWER SERVICE CONNECTIONS AS SHOWN HEREON ARE UNCERTAIN. THE LOCATION OF CONNECTIONS HAS BEEN FIELD LOCATED WHERE POSSIBLE, BUT IN CASES WHERE THE LINES HAVE BEEN CONSTRUCTED AND PAVED OVER, THE CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR AN ESTIMATION OF POSSIBLE LOCATION. IF ANY CONNECTION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.  
 5. SITE AREA: 1.0848 ACRES  
 (43,854.28 SQ. FT.)  
 6. DEED REFERENCE: EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES  
 LIBER E.W.K., JR. NO 5473, F.O.10 914, ETC.  
 DATE: JANUARY 31, 1929  
 (PARCEL # 921)  
 7. EXISTING ZONING CLASSIFICATION: BU (BUSINESS, MAJOR)  
 SETBACK REQUIREMENTS: FRONT 15 FEET  
 SIDE/REAR: NONE  
 8. THE SUBJECT PROPERTY IS SHOWN OF FEDERAL/AGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION, FLOOD INSURANCE RATE MAP NOS. 240010 0380 B AND 240010 0390 B; EFFECTIVE DATE MARCH 2, 1981. WITHIN THE LIMITS OF THE FOLLOWING FLOOD ZONES:  
 ZONE A7: AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. \*BASE FLOOD ELEVATION = 334 FEET.  
 ZONE B1: AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD MAP.  
 9. TAX MAP NO. 95, BLOCK 2, PARCEL 406, TAX ACCOUNT NO. 1600000286.  
 10. PROPOSED ZONING CLASSIFICATION: NO CHANGE  
 11. FLOOR AREA RATIO:  
 PERMITTED = 4.0  
 PROPOSED = 0.49  
 12. EXISTING USE: VACANT  
 PROPOSED USE: RESTAURANT  
 13. PARKING REQUIRED:  
 4,069 S.F., AT 151 SQ. FT./S.F. = 82 SPACES  
 14. PARKING PROVIDED:  
 50 SPACES WITH 3 HANDICAP INCLUSIVE (GRASS/CEMENT REQUIRED)  
 15. CONTRACT PURCHASER:  
 MCDONALD'S CORPORATION  
 2015 WILLIAMS DRIVE  
 FAIRFAX, VIRGINIA 22031  
 (703) 698-4025  
 16. ENGINEER:  
 STYLIVON ASSOCIATES  
 21 GILBERT'S COURT  
 BALTIMORE, MARYLAND 21207  
 (301) 944-9112



- 1-1 PROPOSED TURNING CORNER.
- 1-2 PROPOSED LOADING AREA.
- 1-3 PROPOSED "BUCK PAYER" WALK.
- 1-4 PROPOSED CONCRETE ENTRANCE.
- 1-5 PROPOSED DRIVEWAY TO REMAIN.
- 1-6 PROPOSED CONCRETE CURB AND GUTTER.
- 1-7 PROPOSED BITUMINOUS PAVING.
- 1-8 PROPOSED MEND "ROADS".
- 1-9 STAKING (DRIVEWAYS TO LOCATIONS).
- 1-10 EXTEND EXISTING WATER SERVICE.
- 1-11 PROPOSED 6" SANITARY HOUS CONNECTION.
- 1-12 EXISTING ENTRANCE TO BE REMOVED.
- 1-13 EXISTING HARDWARE RESTAURANT
- 1-14 TO BE REMOVED.
- 2-14 EMPLOYED PARKING.



1. McDonald's Road Sign and Base are by the Sign Contractor. Conduit and Wiring are by the General Contractor.
2. Bases, Anchor Bolts, Conduit, and Wiring for All Other Signs are by the General Contractor.
3. 3/4" Empty Conduit to Locations Shown at the Lot Perimeter for Lot Lighting is by the General Contractor; Lighting Fixtures, Bases, Poles, Conduit, and Wiring are by the Owner/Operator.
4. Bases for Flagpoles are by the General Contractor. Anchor Bolts are by the Flagpole Supplier.
5. Proposed Utilities are Shown in Schematic Only. Exact Locations shall be Field Determined to Allow for the Most Economical Installation.
6. The Contractor shall Coordinate with All Utility Companies to Determine Exact Point of Service Connection at Existing Utility. Refer to the Building Electrical and Plumbing Drawings for Utility Service Entrance Locations, Sizes, and Circuiting.
7. All Elevations Shown are in Reference to the Benchmark and must be Verified by the General Contractor At Groundbreak.
8. Finish Walk and Curb Elevations shall be 6" Above Finish Pavement.
9. All Landscape Areas shall be Rough Graded to 8" Below Top of All Walks and Curbs. Finish Grading, Landscaping, and Sprinkler Systems are by the Owner/Operator.

**(Minimum 3" Total Compacted Asphalt Thickness.)**

**Note:** McDonald's Engineer Reserves The Right To Request A Compaction Test And/OR A Core Sample. If Tests Prove Correct, Per Above Specifications, Tests Will Be At The Expense Of McDonald's. Otherwise, G.C. Will Be Charged.

[illegible]

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

25 Spaces 0 1 10 0 20

|                   |            |         |   |   |    |   |    |
|-------------------|------------|---------|---|---|----|---|----|
| Total<br>Species: | 12         | Species | 9 | x | 10 | @ | 50 |
| [60]              | 2 HANDICAP | Species | 8 | x | 10 | @ | 50 |
|                   |            | Species |   | x |    | @ | 50 |

## Size:      Type:      Location:

|                |                        |
|----------------|------------------------|
| Sanitary Sewer | 8" PVC SECURITY BLVD.  |
| Water          | 2" COPPER EXIST. METER |
| Storm Sewer    | TO BE DETERMINED       |
| Electric       | BY B.G.&E.             |
| Gas            | BY B.G.&E.             |

STYLYON ASSOCIATES, INC.

Prepared by: **SILVION ASSOCIATES**  
**21 GOVERNORS COURT**  
**BALTIMORE MARYLAND 21201**

[illegible]

|                |        |                    |        |
|----------------|--------|--------------------|--------|
| Sanitary Sewer | — S —  | Lot Light          | — ■ —  |
| Water          | — W —  | Existing Elevation | (78.5) |
| Storm Sewer    | — ST — | Proposed Elevation | (77.0) |
| Electric       | — E —  |                    |        |

## STREET ADDRESS:

STREET ADDRESS:  
**6502 SECURITY BOULEVARD**

## BALTIMORE MARYLAND

COUNTY: CLATSOP

PLAT TO ACCOMPANY PETITION  
FOR ZONING VARIANCE

# McDonald's

| PLAN STATUS       |         |        |
|-------------------|---------|--------|
| Descr./Loc.       | Date    | By     |
| Preliminary Drawn | 25/5/71 | T.L.B. |
| Revised           |         |        |
| 1                 | 25/5/71 | T.L.B. |
| 2                 | 25/5/71 | T.L.B. |
| 3                 | 25/5/71 | T.L.B. |
| 4                 | 25/5/71 | T.L.B. |

REGIONAL DWG. NO. 290

COMP. DWG. NO. 290

SP-1